

FEE \$	10.-
TCP \$	—
SIF \$	292.-



BLDG PERMIT NO. 02485

Total - 302.-

**PLANNING CLEARANCE**  
(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 643 GRAND VIEW DR TAX SCHEDULE NO. 294306322010

SUBDIVISION GRAND VIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1800

FILING 2 BLK 3 LOT 10 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER MONUMENT HOMES NO. OF DWELLING UNITS BEFORE: — AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 759 HORIZON

(1) TELEPHONE 243 4890 NO. OF BLDGS ON PARCEL BEFORE: — AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT ABOVE USE OF EXISTING BLDGS SINGLE FAMIL

(2) ADDRESS | DESCRIPTION OF WORK AND INTENDED USE: NEW

(2) TELEPHONE —

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE RSE-5 Maximum coverage of lot by structures 35%

SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt 2

Side 5' from PL Rear 25' from PL Special Conditions —

Maximum Height 32'

CENSUS 6 TRAFFIC 28 ANN# —

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 10/15

Department Approval [Signature] Date 11-3-97

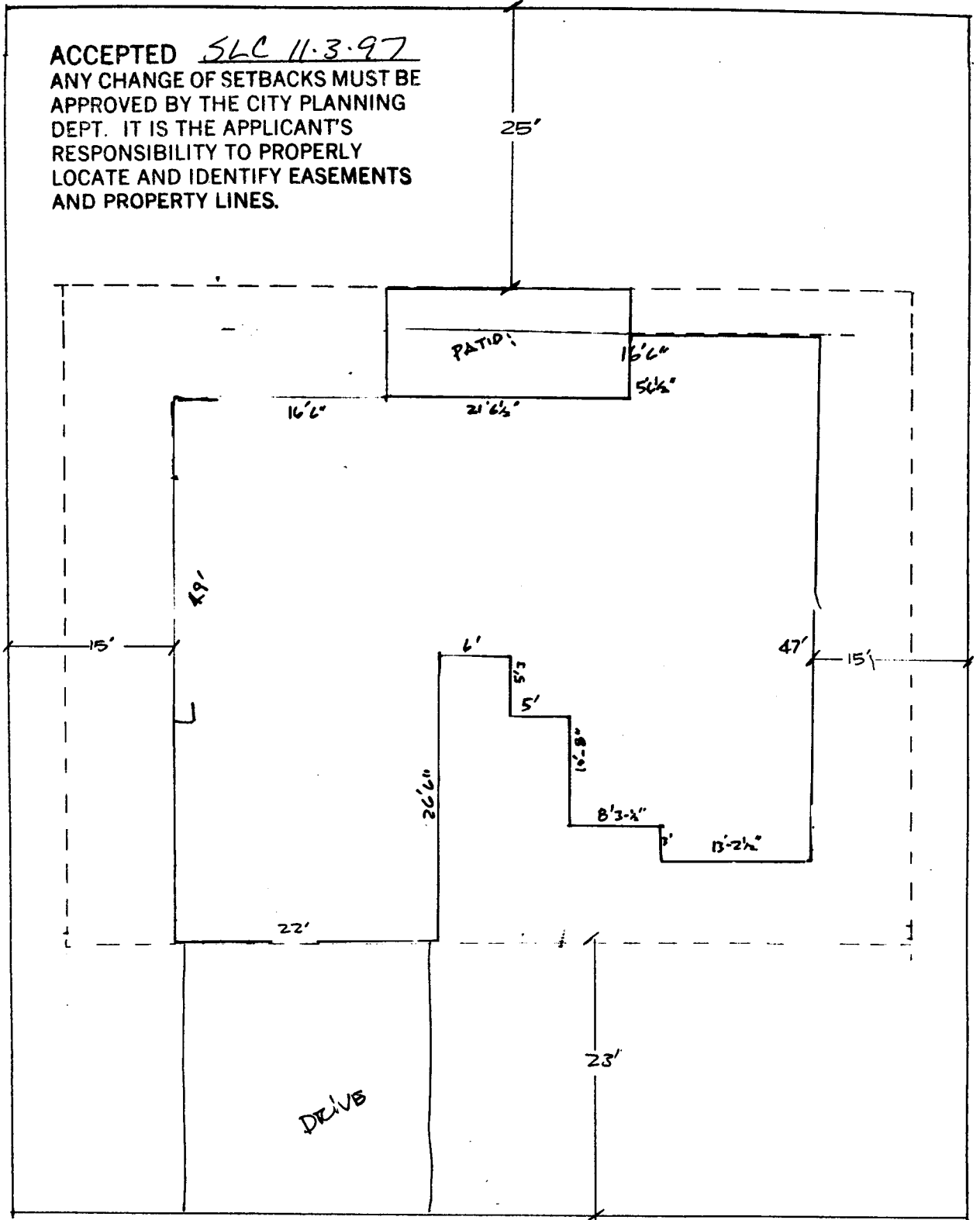
Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 10624

Utility Accounting [Signature] Date 11-3-97

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED SLC 11.3.97  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



Lot 10 Block Eight.  
 Filing 2  
 Grandview Sub.  
 643 Grandview Drive.

PERMITS LOCATION O.K.  
 W. Ashby 10/16/97